



महाराष्ट्र MAHARASHTRA

2021


BK 710773



AFFIDAVIT CUM DECLARATION

I, Shri Vijay Kumar Khowala, S/o Mr. Puranmal Khowala,
Age 64 years, Indian National, the Director of Prescon
Homes Pvt Ltd, having Office at 207, Second Floor, Edcon

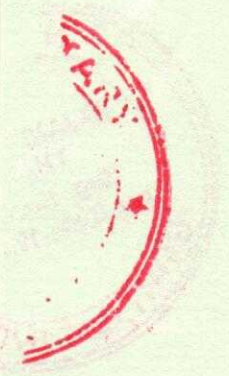

VPA



Mindspace, Behind Campal Trade Center, Campal, Panaji
Goa. 403001, the Promoter of the proposed project "Building
A 3", "Building A 4" and "Club", do hereby solemnly affirm,
declare, undertake and state as under:

1. The Promoter of the proposed project is developing the Project in the name and style known as "Building A 3", "Building A 4" and "Club", forming part of the sub divided and provisionally approved Plot bearing independent Survey No. 8/1-D-1 admeasuring 30570 Square metres forming part of bigger larger property known as "TOLLEM E OITEIRO DE AGALI" or " AGAYE" situated at Village Azossim-Neura, Village Panchayat, Taluka Tiswadi, Registration Sub-District of Ilhas, North Goa District, State of Goa.
2. That the Promoter has a legal title to the land on which the development of the proposed project id to be carried out.
3. That the details of the Litigation are mentioned hereinbelow.
 - a. Writ Petition No. 2073/2021- Veena Balgiri Goswami V/s Prescon Homes Pvt. Ltd; through its Managing Director and Others. This Writ Petition is filed by Veena Balgiri Goswami. The said Writ Petition is filed challenging the Order passed by the Trial Court on 07/09/2021 dismissing the Suit filed by the Petitioner herein.
Stage: Pending for Admission.
4. That there are no encumbrances and/ or pending dues on the said property.



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5. That the time period within which the project shall be completed by Promoter from the date of registration of project is 31/07/2024.
 6. That Seventy per cent (70%) of the amounts realized by the Promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost and shall be exclusively for the purpose as aforementioned.
 7. That the amounts from the separate account shall be withdrawn in accordance with Section 4 (2) (1) (D) read with Rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.
 8. That the Promoter shall get the accounts audited within six months after the end of every Financial year by a qualified Chartered Accountant, and shall produce a statement of Accounts duly certified and signed by such qualified Chartered Accountant, and it shall be certified during the audit that the amounts collected for a project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
 9. That the Promoter shall take all the pending approvals on time, from the Competent Authorities.
 10. That the Promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and
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under Rule 3 of the said Rules, within seven days of the changes occurring.

11. That the Promoter has furnished such other documents as have been prescribed under the rules and regulations made under the Act.
12. That the Promoter shall not discriminate against any Allottee at the time of allotment of any Apartment, Plot or Building, as the case may be.

Solemnly affirmed on this
3rd Day of February 2022 at Mumbai.


DEPONENT




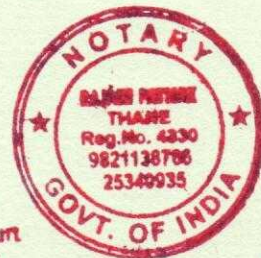
VERIFICATION

The contents of my above Affidavit cum Declaration are true and correct to my knowledge and belief.

Verified by me at Mumbai on 3rd day of February 2022.


DEPONENT

NOTARISED

Rajani Pathak
B.Sc., LL.M
NOTARY
1st Floor, Vision Business Centre
Chandivhwa Terrace, Adjacent to Court
Thane, Ph.: 25340935, 9821138766
NOTED & REGISTERED
Sr. No. A1414/2024



3 FEB 2022

